

04/23/2015
Scoping Document
THE COLLECTION
WESTCHESTER AVENUE AND FRANKLIN AVENUE, CITY OF WHITE PLAINS,
WESTCHESTER COUNTY, NEW YORK

DRAFT ENVIRONMENTAL IMPACT
STATEMENT (DEIS)

Name of Project:	The Collection
Project Location:	Roughly the north side of Westchester Avenue and the south side of Franklin Avenue between Paulding Street and Bloomingdale Road, City of White Plains, Westchester County, New York
SEQRA Classification:	Type 1
Lead Agency:	City of White Plains Common Council 255 Main Street White Plains, NY 10601
Lead Agency Contact:	Honorable Thomas Roach, Mayor
Scoping Distribution:	Involved and Interested Agencies
Adoption by Lead Agency:	City of White Plains Common Council

PROPOSED ACTION

Redevelopment of an approximately 4.4 acre tract of land fronting on the north side of Westchester Avenue roughly between Paulding Street and Bloomingdale Road, and on Franklin Avenue, in the City of White Plains, Westchester County, NY (the "Project Site"). The Project Site comprises 14 separate tax lots, nine of which are under control of the Applicant, includes the Franklin Avenue municipal parking lot, owned by the City of White Plains, a property located at 100 Westchester Avenue and an easement associated with 116 Westchester Avenue. Current land uses include a mature, active and operating car dealer with auto service (Chrysler Jeep of White Plains, at 70 Westchester Ave.), plus a separate, unrelated now-closed car dealership (80 Westchester Ave.) and an aging smaller building with two operating businesses and two empty spaces (90-96 Westchester Ave.) The portion of the Project Site fronting on Franklin Avenue is primarily used for inventory and service vehicle parking for the car dealer and municipal parking in the Franklin Avenue lot for the adjacent residential neighborhood.

Detailed conceptual level plans have been prepared for the proposed development program, which consists of three separate buildings, two fronting on Westchester Avenue with access off of a proposed extension of Paulding Street (the "Paulding Street Extension") and a third with frontage on both Franklin Avenue and Paulding Street Extension. The building fronting on Franklin Avenue includes 250 residential units (30 studio, 156 one-bedroom and 64 two bed-room units), and approximately 14,790 square feet of restaurant space fronting on the Paulding Street Extension. The building to the west of Paulding Street Extension includes 46,500± square feet of retail space and 11 loft residential units. The building east of Paulding Street Extension, includes a 154 key hotel; 16,000± square foot spa, 2,508± square feet of existing restaurant space; 27,410± s.f. of retail space and 33,964± square feet for automobile dealership showroom and service areas. A new parking garage, accessed from Franklin Avenue, will contain 636 parking spaces, including 300 spaces for the use of the City, and a below-grade service facility for Hyundai of White Plains (approximately 17,500 square feet), which will be accessed solely from Westchester Avenue. A coordinated shared-use parking program of 933± spaces is proposed to serve development, not including the 300 City parking spaces.

Main access to the retail/commercial portion of the development would be from a fully signalized intersection with Westchester Avenue opposite Paulding Street, a right-in/right-out service driveway located approximately 240 feet to the east and a one way entrance off of Westchester Avenue at the eastern end of the project. Access to the residential community for residents, visitors by foot and by car will be from Paulding Street Extension. There is a second entrance along Franklin Avenue that is only intended for those residents that are walking, strolling or exercising along Franklin Avenue and or the neighborhood. A separate access for loading for residents moving in and out of the building is also proposed off of Franklin Avenue. Pedestrian access from Franklin Avenue through to Westchester Avenue is proposed in three separate locations.

The Proposed Action includes proposed zoning text amendments to the City of White Plains Zoning Ordinance, and site plan approval and all required special permit approvals for the project. The Proposed Action is known as "The Collection" (hereinafter the "Proposed Action" or the "Project").

POTENTIAL SIGNIFICANT ADVERSE IMPACTS

The Draft Environmental Impact Statement ("DEIS") will address the potential impacts of the proposed Project.

Potential significant adverse impacts relate to the extent of the construction activities, vehicular traffic, municipal infrastructure, visual and aesthetics related to the proposed Project.

GENERAL GUIDELINES

The primary goal of scoping is to identify the potentially significant adverse impacts related to the Proposed Action that are to be addressed in the DEIS, including the content and level of detail of the analysis, the range of alternatives, the mitigation measures needed and the identification of non-relevant and insignificant issues. The DEIS will address all components of the Proposed Action, including but not limited to the information needed to evaluate the various permits and approvals required to implement the Proposed Action.

The DEIS will include all items in this scoping document and will generally conform to the format outlined in this document (hereinafter the "Scoping Document"). Each impact issue (traffic, visual, etc.) will be identified and presented in a separate subsection which includes: (1) a discussion of existing conditions; (2) potential significant impacts associated with the Proposed Action; and (3) measures designed to mitigate the identified impacts.

ENVIRONMENTAL IMPACT STATEMENT CONTENT

I. INTRODUCTION MATERIAL

A. Cover Sheet

The DEIS will be preceded by a cover sheet that identifies the following:

1. Title of the document: Draft Environmental Impact Statement.
2. Title of the Proposed Action: The Collection.
3. Location: Roughly the north side of Westchester Avenue and south side of Franklin Avenue between Paulding Street and Bloomingdale Road, City of White Plains, Westchester County, New York
4. Name, address and phone number of the lead agency, and name of contact person:

Lead Agency: White Plains Common Council

Contact Person: Honorable Thomas Roach, Mayor
 City of White Plains
 255 Main Street
 White Plains, NY 10601
 Telephone 914-422-1411

5. The name and address of the Project Sponsor (a/k/a "the Applicant") and the name and telephone number of a contact person representing the Applicant: Saber White Plains, LLC and Chauncey White Plains, LLC, c/o Saber Real Estate Advisors, 80 Business Park Drive, Suite 100, Armonk, NY 10504; Attention Martin G. Berger. (914) 250-0600.
6. The name and address of the primary preparer(s) of the DEIS, and the name and telephone number of a contact person representing the preparer(s): David B. Smith, Planning & Development Advisors, 101 Lee Avenue, Yonkers, NY 10705-4731. (914) 552-8413
7. Date of acceptance of the DEIS: [Note: Specific calendar date to be inserted later].
8. Deadline by which comments on the DEIS are due: [Note: Specific calendar date to be inserted later].

B. List of Consultants Involved With the Project

The names, addresses and project responsibilities of all consultants involved with the Project will be listed.

C. Table of Contents

All headings appearing in the text will be presented in the Table of Contents, along with appropriate page numbers. In addition, the Table of Contents will include a list of figures, a list of tables, a list of appendices and a list of additional DEIS volumes, if any.

II. EXECUTIVE SUMMARY

The DEIS will include an executive summary. The executive summary will include information found elsewhere in the main body of the DEIS and will be organized as follows:

- A. Brief description of the Proposed Action.
- B. Summary of the potential impacts and proposed mitigation measures for each impact issue discussed in the DEIS.

- C. Summary description of the project alternatives considered in the DEIS.
- D. List of Involved Agencies and required approvals and/or permits.

III. DESCRIPTION OF THE PROPOSED ACTION

- A. Project Overview and Description of the Proposed Action, including proposed amendments to the White Plains Zoning Ordinance, and site plan approval of the Project.

- B. Site Description

This section will include a description of the following:

1. Regional and City Project Site location, acreage, zoning and tax map designations.
2. Frontage and access, including area roads.
3. Description of existing site development and relation of proposed development to existing development.

- C. Project Development Data

This section should include the following data:

1. Detailed description of the Project components including proposed uses, square footage, number of residential units and bedroom count, number of parking spaces, building configuration, and vehicle and pedestrian access.
2. General description of utilities and stormwater management.
3. Construction scheduling, including any phasing of the Project. Construction, including site preparation (demolition, erosion and sedimentation controls and earthwork), and implementation of the White Plains Construction Management Protocol, including the preparation of a Construction Management Plan.
4. Purpose, need and benefits of the Project.

- D. PURPOSE AND NEED FOR THE PROJECT

1. Project Background and History.
2. Need for the Project.
3. Objectives of the Project Sponsor.
4. Benefits of the Project, including qualitative description of economic benefits to the City of White Plains and Westchester County.

- E. Required Permits and Approvals, Involved and Interested Agencies

1. Listing of all City, County, State and Federal approvals that may be required to implement the Proposed Action.
2. Listing of all Involved Agencies.

3. Listing of all Interested Agencies.

IV. ENVIRONMENTAL ANALYSES

The Applicant's conceptual site plan of the Project will be the basis for the study and evaluation of potential environmental impacts, as appropriate. The DEIS will include a discussion of the existing environmental conditions, potentially significant adverse or beneficial long or short term impacts of the Proposed Action and proposed mitigation measures for the following categories:

A. Land Use and Zoning

1. Existing Conditions

Land Use

- a) Describe existing land uses on the Project Site and within one-half mile of the Project Site boundaries.
- b) Describe local and regional land use plans for the Project Site and consistency of the existing use with those plans, including the City of White Plains Comprehensive Plan.
- c) Describe any other major projects planned within one-half mile of the Project Site, based on existing approved or active applications to the City.

Zoning

- a. Describe existing mapped zone and parcel boundaries and applicable regulations of the current City of White Plains Zoning Ordinance and requirements of the newly adopted Phase I Urban Renewal Plan for the Westchester Avenue Urban Renewal Project (the "URP").

2. Potential Impacts

Land Use

- a. Impact on adjacent land uses.
- b. Consistency with the City of White Plains Comprehensive Plan and URP. Include a comparison of the proposed uses at the Project and existing uses in the core downtown area of the City.

Zoning

Description of applicable zoning regulations and URP requirements and explanation of why they are applicable. Include a table showing conformance or non-conformance of the Project with the requirements of the City's Zoning Ordinance and the URP. Discuss the proposed amendments to the White Plains Zoning Ordinance including the potential effect of adding certain special permit uses in the RM-0.35 District.

3. Proposed Mitigation Measures (if any)

B. Surface Water Resources

1. Existing Conditions

- a. Analyze existing surface water drainage patterns within the Project Site.
- b. Determine discharge points of existing stormwater runoff.
- c. Provide stormwater runoff quantity (The rate of stormwater runoff and stormwater routed through the Project Site, and peak discharge rates for the 1, 2, 10, 25, 50 and 100 year storms using NYS DEC Manual).
- d. Provide depth to groundwater table based on borings and soil survey data.

2. Potential Impacts

- a. Provide stormwater runoff quantity (The rate of stormwater runoff and peak discharge rates for the 1, 2, 10, 25, 50 and 100 year storms resulting from the proposed conditions.)
- b. Provide stormwater runoff quality impacts on the Project Site.

3. Mitigation Measures (It is noted that a Stormwater Pollution Prevention Plan (SWPPP) will be required in conjunction with the application for site plan approval of the Project.)

- a. Provide a stormwater management plan indicating permanent improvements and compliant with the latest NYSDEC Stormwater Management Design Manual dated January, 2015
- b. Describe Maintenance Plan for the permanent stormwater management controls.
- c. Provide description of sediment and erosion control during construction.
- d. Include qualitative description as to how "green measures" will be incorporated.

C. Traffic & Parking

1. Existing Traffic Conditions

- a. Perform manual field traffic counts (note: 24-hour traffic counts shall be used to verify the peak periods) at the following intersections ("Study Intersections"):
 1. Westchester Avenue at Paulding Street Extension (Project Site driveway)
 2. Main Street at Broadway
 3. Westchester Avenue at Bloomingdale Road
 4. Bloomingdale Road at I-287 Access
 5. Bloomingdale Road at Maple Avenue
 6. Maple Avenue at Paulding Street

7. Westchester Avenue at Franklin Avenue
8. Main Street at Amherst Place/Canfield Avenue

Traffic counts at intersections 1, 2, 4, 5 and 6 shall be conducted during the weekday PM and Saturday Mid-day Peak periods. The traffic counts at intersections 7 and 8 shall be conducted during the weekday AM and PM Peak periods. The traffic counts at Intersection 3 shall be conducted for AM Peak, PM Peak and Saturday Midday Peak hours.

- b. Compute the existing intersection capacity and operational level of service for the Study Intersections during the peak hours for each intersection (which is not identified above as a qualitative discussion) following the procedures set forth in the 2000 Highway Capacity Manual (HCM). Include school bus and heavy vehicle traffic effects. Analysis will be performed using an appropriate analysis tool such as Synchro. Provide a queuing analysis for signalized intersections.
- c. Conduct a detailed accident assessment for the most recent 3 years of available data at the Study Intersections per NYSDOT requirements.
- d. Provide a detailed description of existing area roadways including the pavement width and condition, width of travel lanes, shoulder and parking lanes, speed limits, roadway characteristics including vertical and horizontal features, location of bus stops and types of traffic control and signing.

2. Future Traffic Conditions Without the Project

- a. Apply an annual growth factor of 1% as determined by NYSDOT to the counted volumes up to the 2019 design year for completion of the Project. Include other development traffic volumes based on input from the City of White Plains.
- b. Reoccupy the existing vacant buildings on the Project Site with an auto dealership and commercial uses and compare to Project volumes.
- c. Calculate intersection capacity and operational level of service at the Study Intersections for future conditions without the Project.
- d. Calculate 24 hour volumes at key locations (Intersections 3, 7 and 8).

3. Potential Traffic Impacts (Future Traffic Conditions With the Project)

- a. Superimpose traffic generated by the proposed Project on the traffic volumes without the Project. Provide information to support trip assignments. This should include marketing studies, if available, and travel time data for various routes based on the ITE Trip Generation Handbook and methodology.
- b. Calculate intersection capacity and operation level of service and queues at the Study Intersections for future conditions with the Project.
- c. Calculate 24 hour volumes at key locations (Intersections 3, 7 and 8).

4. Proposed Parking

- a. Address the adequacy of the number of parking spaces proposed to be constructed with respect to the City of White Plains Zoning Ordinance and potential parking demand generated by the Project. Discuss shared parking for the development as a whole.
- b. Identify parking impacts on existing municipal parking during construction.

5. Public Transportation - Assess the availability of mass transit to serve the Project Site, including improved bus stop access, a bus shelter and proposed BRT service.

6. Truck Routing - Discuss and analyze truck routes, including the Westchester Avenue and Franklin Avenue approaches and truck traffic versus existing conditions.

7. Proposed Loading

8. Effect of Proposed Increase in Municipal Parking (new Franklin Avenue Parking Garage)

9. Proposed Mitigation.

- a. Incorporate roadway improvements included as part of the Proposed Action
- b. Evaluation of traffic calming and pedestrian safety measures internal to the Project Site.
- c. Pedestrian and bicycle improvements including sidewalks, crosswalks and other applicable mitigation, including improved bike access and bike racks.
- d. Enhanced pedestrian access between Franklin Avenue and Westchester Avenue.

D. Visual/Aesthetics/Neighborhood Character

1. Existing Conditions

- a. View of the Project Site and surrounding area from area roads including Westchester Avenue and Franklin Avenue.
- b. View of the Project Site from nearby residential properties. Include an east/west and north/south cross section analysis to show the spatial relationship between proposed buildings and the residential buildings along Franklin Avenue.
- c. Evaluation of existing pedestrian circulation.

2. Potential Impacts

- a. Analysis of altered views using photographs/photo-simulations and/or building elevations and/or sections. Preparation of a three dimensional computer simulation of the Project. View corridors include (provide a key map for all sections):
 - 1) Westchester Avenue from the intersection of Route 22 moving east past the Project Site.
 - 2) Westchester Avenue from South Kensico Avenue moving west past the Project Site.
 - 3) Windsor Terrace from Main Street moving south through the Project Site.
 - 4) Amherst Place from Main Street moving south through the Project Site.
 - 5) Franklin Avenue moving east past the Project Site.
 - 6) Bloomingdale Road from the I-287 on-ramp moving north through the Project Site.
- b. Assess potential impacts from shadows occurring from redevelopment of the Project Site. Shadow diagrams will be used to identify locations where shadows from the potential new buildings could fall onto publically accessible open space and residential buildings on Franklin Avenue. These diagrams will be prepared for three representative analysis days. March 21/September 21 – the vernal and autumnal equinox, June 21 – the longest day of the year and December 21 – the shortest day of the year. For each analysis day, three time periods will be used: 9:00 AM, 12:00 PM and 3:00 PM.
- d. Lighting -describe type and level of lighting, off-site impacts.
- e. Proposed signage.
- e. Discuss all potential roof equipment and screens on building elevations,

identify building heights and potential building materials.

- f. Identify ambient lighting impact from buildings.
- g. Pedestrian wind conditions – perform a qualitative Pedestrian Wind Desktop Assessment focused on the extent to which location, massing and orientation of buildings and other features of the proposed Project create or contribute to unacceptable wind conditions on pedestrian paths of travel around, adjacent and through the Project Site. In the event that studies indicate the potential or exacerbation of pedestrian wind conditions that could affect pedestrian safety or comfort, modifications to the urban design features of the Project, including changes to building massing, landscaping and other measures, that are consistent with the overall design objectives of the Project will be considered.

3. Mitigation Measures

- a. Architectural treatment to buildings and parking structures.
- b. Locations of proposed buildings, roadways, parking lots and structures.
- c. Site lighting and ambient lighting from buildings.

E. Construction

1. Existing Conditions

- a. Description of existing soil types and subsurface conditions based upon soil survey information and soil boring logs, if available.

2. Potential Impacts

- a. Demolition of the existing structures on the Project Site.
- b. Rock removal.
- c. Delivery of materials.
- d. Construction traffic.
- e. Construction phasing and staging, including potential impacts to immediately surrounding properties.
- f. Dust impacts.
- g. Construction related vibration.
- h. Days and times of construction.
- i. Impact on municipal parking.

3. Mitigation Measures

- a. General description of standard best construction management practices that avoid or mitigate potential impacts.
- b. Investigate recycling of demolition materials.
- c. Erosion and sediment control plan.
- d. Mitigation for any contaminated soil, if any, and proposed rock removal.
- e. Describe compliance with any applicable local laws or regulations such as the City of White Plains Building Code

- f. Implementation of the City of White Plains Construction Management Protocol including the preparation of a Construction Management Plan.

F. Utilities (Sanitary Sewer and Water Supply)

1. Existing Conditions

- a. Description of existing sanitary sewer flows for the Project Site, conveyance system and capacity of the existing wastewater treatment plant. The existing system will be flow-monitored at selected locations determined by the Commissioner of Public Works so as to evaluate available capacity directly at the Project Site and at selected downstream locations.
- b. Assessing whether the existing water service is adequate to service the proposed Project.

2. Potential Impacts

- a. Description of the proposed on-site sanitary sewer collection and conveyance system and means of connection to the existing municipal sanitary sewer system based on available records and surveys.
- b. Projected average daily and peak daily water and resulting wastewater flows from the Project. Include a report from Applicant's licensed professional engineer.
- c. Discussion of the wastewater treatment system's ability to treat the projected flows from the Project based upon information gathered from the Department of Public Works.
- d. Discussion of impacts, if any, to the municipal water supply system.

3. Mitigation

- a. Recommended improvements to the existing sanitary sewer and water supply system, if necessary.

G. Community Facility and Services (DPW)

- 1. Evaluation of potential impacts related to solid waste generation and recycling management.
- 2. Assess how the Proposed Action will affect essential community facilities and services (police, fire protection, emergency services, publically accessible open space and recreation facilities).

H. Air and Noise

1. Air Resources

- a. Evaluation of potential traffic conditions at adversely impacted intersections that are failing under Future Traffic Conditions With the Project.

- b. Evaluation of mitigation measures for venting of proposed below grade parking areas and vehicle service facilities.
- c. Evaluation of fuels for standby generator, if any.

2. Noise Resources

- a. Qualitative evaluation of relocation of existing automobile dealership service facilities to below grade location.
- b. Evaluation of mitigation measures for reducing potential noise impacts from HVAC units and standby generator, if any, serving the proposed residential building.

I. Socioeconomic and Fiscal Impacts

- 1. Estimation of current property taxes generated by the Project Site from existing records available from the City of White Plains.
- 2. Projected real estate tax revenue to be generated at full build-out of the proposed Project.
- 3. Estimation of potential public school age children to be generated by the proposed Project.

VI. ALTERNATIVES

- A. No Action.
- B. Reoccupation of existing buildings on the Project Site.
- C. Alternate mix of uses including replacement of the 11 loft residential units with office space.

VII. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

Where significant environmental impacts of the Proposed Action cannot be mitigated these shall be described as unavoidable adverse impacts and identified in this section. Impacts may be both short- term (construction-related) and long-term in nature.

VIII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section shall assess the natural and human resources that would be consumed, converted or made unavailable for future use if the Proposed Action is implemented.

IX. GROWTH-INDUCING IMPACTS

This section shall assess and analyze, together with the impacts of the Proposed Action, whether additional off-site growth would be stimulated, where this growth would occur and the type and magnitude of growth anticipated.

X. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

This section shall address the energy resources to be used if the Proposed Action is implemented, the anticipated levels of consumption, and ways to reduce energy consumption or improve energy efficiency. Topics to be addressed shall include features of proposed and/or modified buildings that reflect the use of "green/low-impact" or sustainable building methods and/or technologies and opportunities to achieve Leadership in Energy and Environmental Design (LEEDS) certification.

XI. APPENDICES

Involved Agencies